

IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
E/S Granite Road, 1750 ft. N	
of c/l Old Court Road	* ZONING COMMISSIONER
Edrich Manor	
2nd Election District	* OF BALTIMORE COUNTY
2nd Councilmanic District	
Edward F. Stanfield, et al	* Case No. 97-192-SPH
* * * * *	* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property known as the Edrich Manor development located near the intersection of Granite Road and Offutt Road. The Petition is filed by Edward F. Stanfield and Richard R. Stanfield, partners, in the entity known as Edrich Enterprises, property owner. Special Hearing relief is requested to approve the revision of the front orientation arrows of proposed and existing dwellings so as to show a sector in lieu of only one direction, to allow for greater flexibility in the orientation of the dwellings. Moreover, an amendment of the Final Development Plan of Edrich Manor is also requested. The proposed amended FDP and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the site plan.

Appearing at the requisite public hearing held for this case was Edward F. Stanfield, principal in the entity which owns and is developing this property. Also present was Thomas A. Church, the engineer who prepared the plan. Claude Braxton, a property owner within the community also appeared as an interested person. There were no Protestants or other interested persons present.

Testimony and evidence offered by Mr. Church was that the subject subdivision is known as Edrich Manor and is located near the intersection of Granite Road and Offutt Road in northwestern Baltimore County. Approval of the proposed development was obtained in July 1994 when Deputy Commissioner, Timothy M. Kotroco, approved the development plan. That

ORDER RECEIVED FOR FILING

Date \_\_\_\_\_

By \_\_\_\_\_

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plan shows development of the site into a single family dwelling community. As shown on the site plan, two internal roads will be constructed so as to provide vehicular access to the site from Offutt Road. Moreover, 63 single family lots are proposed.

Mr. Church testified that a portion of the development has been completed. In fact, Mr. Braxton is one of the residents who has purchased a lot within this community. Mr. Church also indicated that the originally approved plan showed a specific front orientation for each of the proposed houses. He explained that these orientations shown on the original plan were too restrictive for the builder. Specifically, based on field conditions and site constraints, it was determined that some of the houses needed to be moved slightly within the building envelopes to provide an appropriate angle between the houses and roadways within the community. Thus, the Petitioner now comes in for special hearing relief, thereby amending the proposed building orientations to allow greater flexibility. These changes are clearly shown on the plan and are self explanatory.

A second change relates to the existing dwelling on the property. On the original plan, it was noted that this house might be razed or retained. The Developer has decided to raze the dwelling and has requested a modification of that note.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant special hearing relief and approve the amended FDP. In my judgment, the amendment is within the spirit and intent of the original plan and the applicable provisions of the BCZR. There will be no detrimental impact to existing lots within the development or the surrounding neighborhood at large if the relief is granted. To the contrary, the grant of the relief provides greater flexibility for

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Date

By

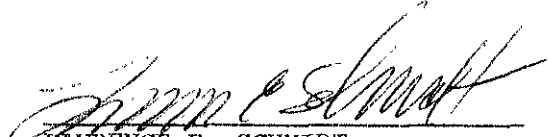
builders of the proposed single family dwellings and will result in a more esthetic community.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12<sup>th</sup> day of December, 1996 that, pursuant to the Petition for Special Hearing, approval for the revision of the front orientation arrows of proposed and existing dwellings so as to show a sector in lieu of only one direction, and to allow for greater flexibility in the orientation of the dwellings, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that an amendment to the Final Development Plan of Edrich Manor be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date \_\_\_\_\_

By \_\_\_\_\_

REC'D



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

December 12, 1996

Mr. Edward F. Stanfield  
Mr. Richard R. Stanfield  
Edrich Enterprises  
9700 Old Court Road  
Baltimore, Maryland 21244

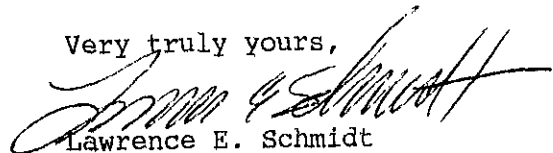
RE: Petition for Special Hearing  
Case No. 97-192-SPH  
Property: Edrich Manor

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restriction.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.

- c: Mr. Claude Braxton  
10105 Village Green Drive  
Woodstock, Md. 21163
- c: Mr. Thomas A. Church  
Development Engr. Consultants, Inc.  
6603 York Road,  
Baltimore, Md. 21212

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# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

THE INTERSECTION OF GRANITE ROAD AND OFFUTT ROAD, ALSO KNOWN AS EDRICH MANOR

which is presently zoned

RC-5

RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

THE REVISION OF THE FRONT ORIENTATION ARROWS TO SHOW A SECTOR IN LIEU OF ONLY ONE DIRECTION TO ALLOW FOR GREATER FLEXIBILITY IN THE ORIENTATION OF THE DWELLINGS. & To Amend the F.D.P.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A  
(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

N/A  
(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

Edward F. Stanfield, Partner  
(Type or Print Name)

Signature

Richard R. Stanfield, Partner  
(Type or Print Name)

Signature

EDRICH ENTERPRISES

9700 Old Court Rd.

922-5959

Address

Phone No.

Baltimore, MD

21244

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Thomas A. Church

Name

6603 York Road, Baltimore, MD 21212

Address

Phone No.

377-2600

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

MICROFILMED

192

# DEVELOPMENT ENGINEERING CONSULTANTS, INC.

---

Site Engineers & Surveyors

6603 York Road  
Baltimore, Maryland 21212  
(410) 377-2600  
(410) 377-2625 Fax

## ZONING DESCRIPTION FOR EDRICH MANOR

### GRANITE AND OFFUTT ROADS

Beginning at a point on the east side of Granite Road which is 40 feet wide at the distance of 1,750 feet, more or less north of the centerline of the nearest improved intersecting street of Old Court Road, which is 50 feet wide.

Being numbers 1 through 63, Section 1, 2 and 3 in the subdivision of Edrich Manor as recorded in Baltimore County Plat Book No. 67, Folio Nos. 82 and 83, and Plat Book No. 68, Folio Nos. 83, 128, 129, 130 and 131, containing 214.81 acres of land, more or less, and located in the 2nd. Election District, 2nd Councilmanic District.

10-18-96

MICROFILMED

# CERTIFICATE OF POSTING

RE: Case No.: 97-192-SPH

Petitioner/Developer: \_\_\_\_\_

DEVELOP. ENGRG. CONSULT.

Date of Hearing/Closing: NOV. 25, 1996

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at EDRICH MANOR

DEVELOPMENT. COFFUTT ROAD & VILLAGE GREEN DRIVE.

The sign(s) were posted on NOV. 6, 1996  
(Month, Day, Year)

Sincerely,

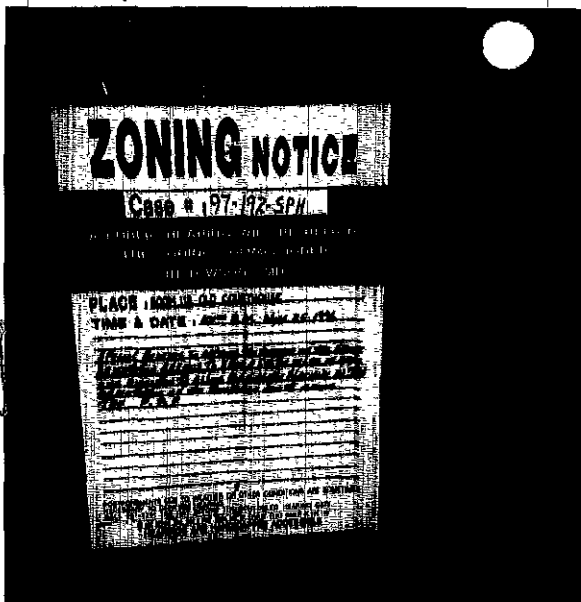
Thomas P. Doyle 11/6/96  
(Signature of Sign Poster and Date)

Thomas P. Doyle Sr.  
(Printed Name)

325 Nicholson Road  
(Address)

BALTIMORE, MARYLAND 21221  
(City, State, Zip Code)

(410) 687-8405  
(Telephone Number)



97-192-SPH



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 192  
                    Edrich Enterprises  
Petitioner: Edward F. & Richard R. Stanfield, Partners

Location: Edrich Manor, Granite & Offutt Roads

PLEASE FORWARD ADVERTISING BILL TO:  
                    Development Engineering Consultants, Inc.  
NAME: Thomas A. Church

ADDRESS: 6603 York Road  
                    Baltimore, MD 21212

PHONE NUMBER: (410) 377-2600

AJ:ggs

(Revised 09/24/96)



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Printed with Soybean Ink  
on Recycled Paper

UNRECORDED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 31, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-192-SPH (Item 192)  
Edrich Manor  
E/S Granite Road, 1750' N of c/l Old Court Road  
2nd Election District - 2nd Councilmanic  
Legal Owner(s): Edward F. Stanfield and Richard R. Stanfield

Special Hearing to approve the revision of the front orientation arrows to show a sector in lieu of only one direction to allow for greater flexibility in the orientation of the dwellings and to amend the F.D.P.

HEARING: MONDAY, NOVEMBER 25, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Edward and Richard Stanfield  
Development Engineering Consultants, Inc.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 7, 1996.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 19, 1996

Messrs. Edward and Richard Stanfield  
Edrich Enterprises  
9700 Old Court Road  
Baltimore, MD 21244

RE: Item No.: 192  
Case No.: 97-192-SPH  
Petitioner: Edward Stanfield, et al

Dear Messrs. Stanfield:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 25, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

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BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director November 8, 1996  
Zoning Administration and  
Development Management

FROM: R. Bruce Seeley *RBS/gp*  
DEPRM

SUBJECT: Zoning Item #192 - Edrich Manor  
Granite & Offutt Roads  
Zoning Advisory Committee Meeting of November 4, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

RBS:MK:sp

EDRICHMA/DEPRM/TXTSBP

MICROFILMED

John  
ALEXANDER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: November 14, 1996

FROM: *[Signature]* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for November 12, 1996  
Item Nos. 183, 186, 189, 190,  
191, 192 and 195

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE36

*[Handwritten signature]*

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:       Arnold Jablon, Director  
          Permits and Development  
          Management

DATE:   November 4, 1996

FROM:     Pat Keller, Director  
          Office of Planning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 177, 183, 184, 186, 189, 190, 191, 192, 194, and 195

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Clins*

PK/JL



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 11.1.92  
Item No. 192 (CAM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

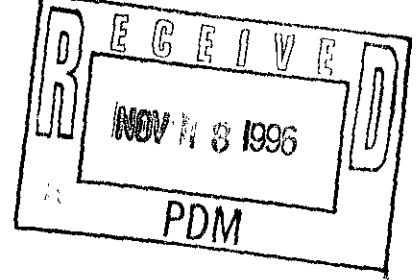
MICROFILMED

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/14/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: EDWARD F. STANFIELD & RICHARD R. STANDFIELD

Location: E/S GRANITE RD. 1750' N OF CENTERLINE OLD COURT RD. (EDRICH MANOR

Item No.: 192

Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The vehicle dead end condition shown at:  
NAME: A NUMBER OF THE PANHANDLE DRIVEWAYS IN EXCESS OF 300'.  
EXCEEDS the maximum allowed by the Fire Department.  
T-TURN AROUNDS OR CUL-DE-SACS MUST BE INSTALLED.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

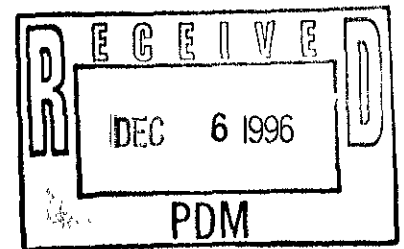
MICROFILMED



Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

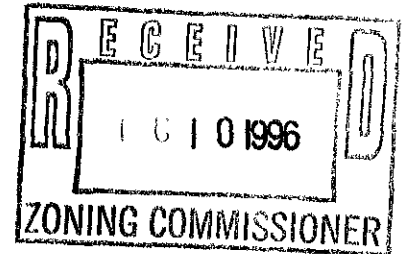


Office of the Fire Marshal  
(410) 887-4880

97-192-SPH

DATE: 12/05/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105



RE: Property Owner: EDWARD F. STANFIELD & RICHARD R. STANFIELD

Location: E/S GRANITE RD. 1750' N OF CENTERLINE OLD COURT RD. (EDRICH MANOR)

Item No.: 192

Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- A. ITEM NO. 3 OF THE LETTER DATED 11/14/96 IS RESCINDED, SOME HOUSES ARE ALREADY IN PLACE AND THE INSTALLATION OF TURN AROUNDS WOULD CAUSE HARDSHIP ON THE RESIDENT'S.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink  
on Recycled Paper

ENCLOSURE



# **PETITION PROBLEMS**

## **#188 --- MJK**

1. Petition is for variance; receipt says special exception for \$250.

## **#189 --- MJK**

1. Notary section is incomplete.

## **#191 --- JLL**

1. No item number on petition form.
2. Notary section invalid (no notary seal).

## **#192 --- CAM**

1. No review information on petition form.

## **#195 --- CAM**

1. Notary section is incomplete.

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
Edrich Manor, E/S Granite Road, 1750' N \*  
of c/l Old Court Road, 2nd Election \* ZONING COMMISSIONER  
District, 2nd Councilmanic \* OF BALTIMORE COUNTY  
Edward F. and Richard R. Stanfield \*  
Petitioners \* CASE NO. 97-192-SPH

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26<sup>th</sup> day of November, 1996, a copy of the foregoing Entry of Appearance was mailed to Thomas A. Church, Development Engineering Consultants, Inc., 6603 York Road, Baltimore, MD 21212, representative for Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Thomas A. Church  
DEVELOPMENT ENGINEERING

6603 York Rd. Balla 21212

Edward Stanfield  
Developer

9700 Old Court Rd. Balla 21244



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

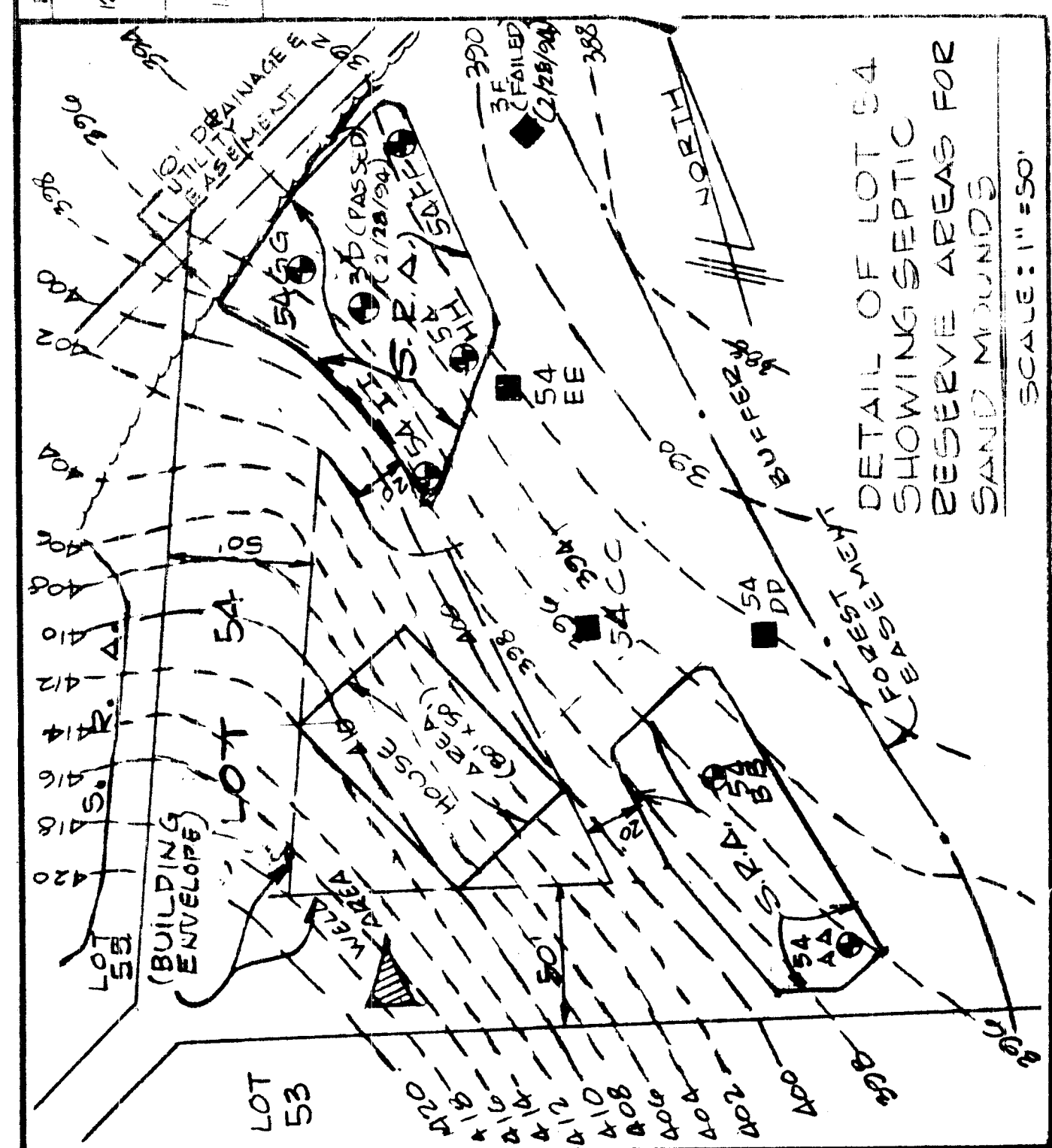
ADDRESS

Claude Braxton

10105 Village Green Dr.  
Woodstock, 21163







EXISTING STRUCTURE ON LOT 43 WILL BE RAZED PRIOR TO RECORDATION OF RECORD PLAT FOR PHASE 2

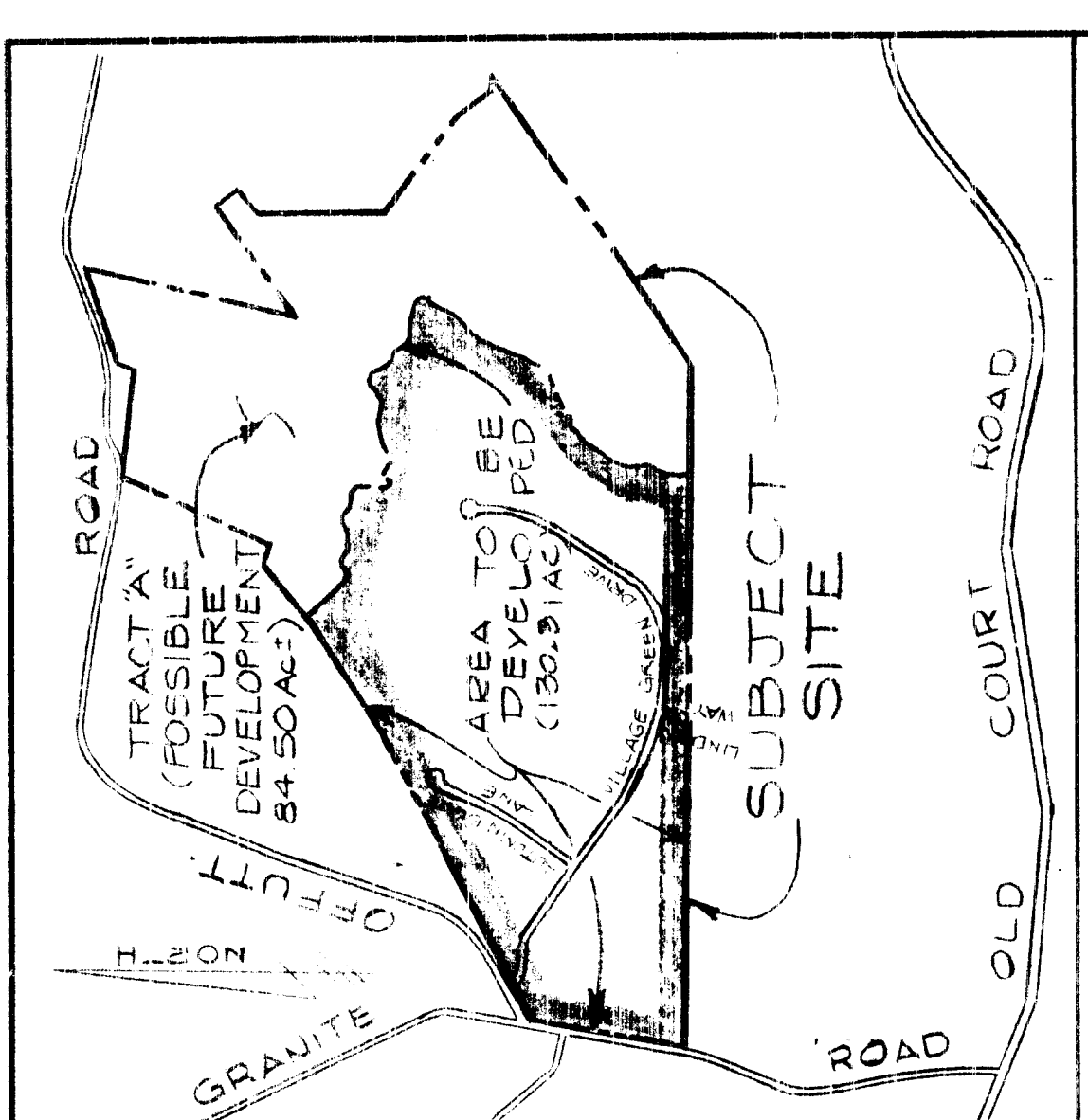
LOTS 2 AND 43 ARE NOT PERMITTED TO HAVE ACCESS FROM OFFUTT ROAD OR GRANITE ROAD

AREA(S) BETWEEN THE SIGHT LINE AND THE CURB LINE/EDGE OF ROAD MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.

LOT 54 TO HAVE A SAND MOUND SEWAGE DISPOSAL SYSTEM. SEE DETAIL THIS SHEET & NOTE 16 ON SHEET 2 OF 5.

HOWARD W. KERR, JR.  
CAROLE S. KERR  
E.H.K. JR. 5572/776

DONALD W. &  
HARRETT E. HORTON  
S.M. 8098/840



VICINITY MAP  
SCALE: 1"=1000'

ZONING HISTORY  
COMPREHENSIVE REZONING ISSUE #2-03Q-  
(CHANGE SITE TO RC-5) (1988)

RC-5 ZONING REGULATIONS  
MINIMUM LOT AREA = 1.0 AC  
BUILDING SETBACKS: SEE DETAIL OF  
TYPICAL LOT, SHEET 5 OF 5  
BUILDING COVERAGE = 15% MAXIMUM  
OF LOT AREA  
MAXIMUM BUILDING HEIGHT = 35'  
(EXCEPT AS PROVIDED FOR UNDER  
SECTION 300 OF THE B.C.Z.-2)

REASON FOR 1ST AMENDMENT  
TO REVISE FRONT ORIENTATION ARROWS  
TO ALLOW FOR GREATER FLEXIBILITY IN  
ORIENTING DWELLING NEW BUILDING ENVELOPES

97-192-  
SPH

LEGEND

ZONING LINE  
EXISTING CONTOUR  
LIMIT OF WETLANDS  
SOILS LINE  
WELL AREA  
SEPTIC RESERVE AREA  
(SEE NOTE 16, SHEET 2 OF 5)  
PASSED PERC TEST  
FAILED PERC TEST  
DISQUALIFIED PERC TEST  
PERC TEST DESIGNATION  
TREE LINE (EXISTING TO  
STORM DRAIN  
(W/ WATER QUALITY MEASURE  
AT SOUTHERLY)  
FOREST BUFFER/CONSERVATION  
EASEMENT LINE  
AREAS OF 25%  
OR GREATER  
FRONT ORIENTATION  
OF HOUSE  
AVENUE  
DAILY TRIPS  
LOT NUMBER  
STREET LIGHT (175W)

\*A WAIVER OF THE  
STANDARD OF 10' FROM THE  
SIDEWALKS IS REQUESTED.

\*40' E/W WIDTHS ARE  
BEING REQUESTED

LANDSCAPING REQUIREMENTS  
(PER COUNTY COMMENTS, 11/19/93)  
INTERIOR ROADS -  
5500 ± 20 ± 205 P.U.'S  
ADJACENT ROAD -  
1000 ± 40 ± 40 P.U.'S  
CLASS "A" SCREENING -  
4100 ± 15 ± 273 P.U.'S

NOTES: THERE ARE NO WELLS OR  
SEPTICS WITHIN 100' OF  
PROPERTY LINES EXCEPT  
AS SHOWN.

THESE ARE THE OFFICIAL PLANS OF THE  
BALTIMORE COUNTY COMMISSIONER AND  
THE BALTIMORE COUNTY ENGINEER.  
THESE PLANS HAVE BEEN EXAMINED AND  
APPROVED FOR THE BALTIMORE COUNTY  
COMMISSIONER AND THE BALTIMORE COUNTY  
ENGINEER.

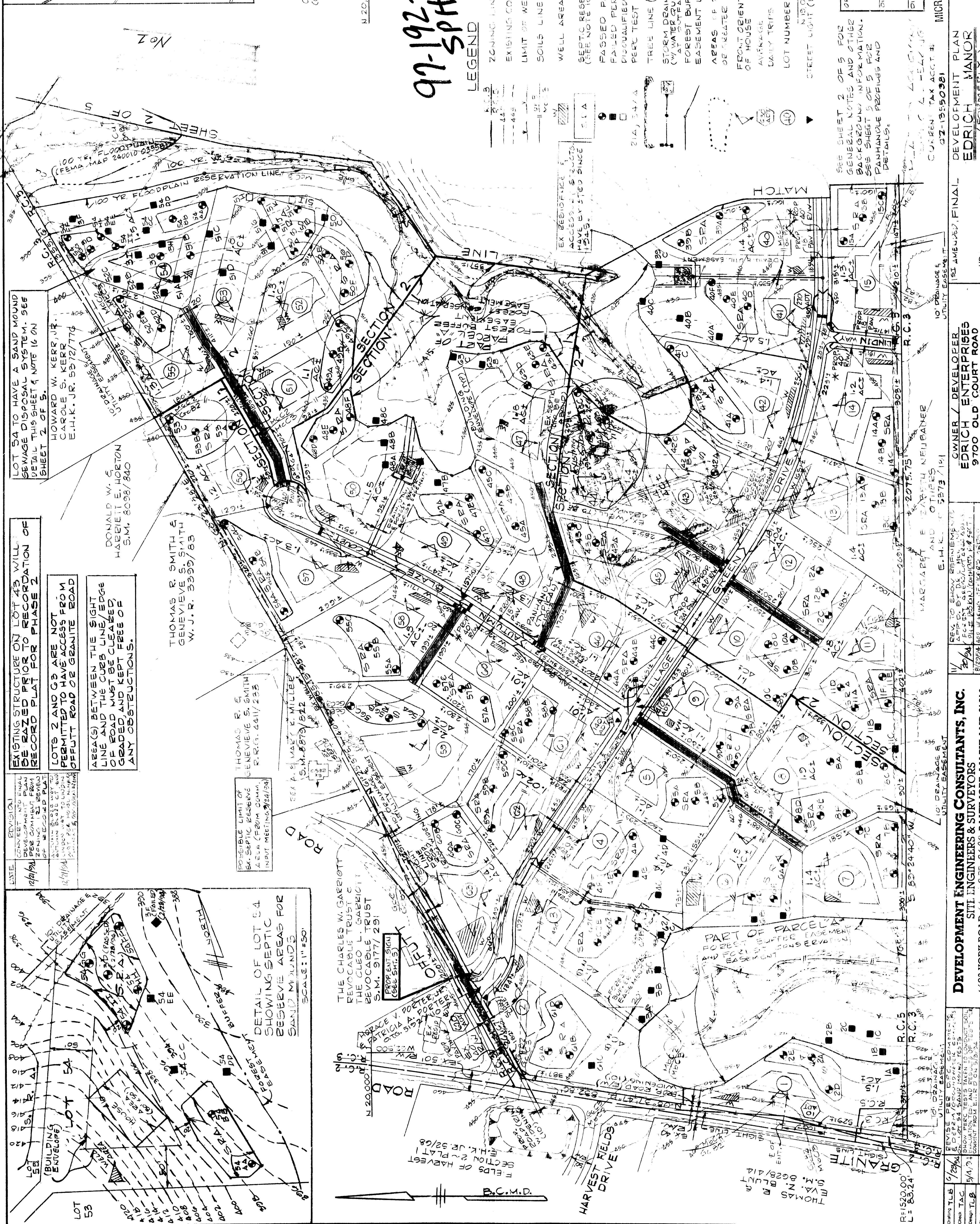
OFFICE OF PLANNING AND ZONING  
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

DIRECTOR OF PLANNING  
DATE: \_\_\_\_\_

DIRECTOR OF ZONING  
DATE: \_\_\_\_\_

THIS PLAN IS SEALED AND  
CERTIFIED TO BE IN ACCORDANCE  
WITH THE HEARING OFFICER'S  
ORDER AND ALL AGENCY COMMENTS.

DATE: 6/25/94  
SCALE: 1"=100'













[illegible]

**DEVELOPMENT ENGINEERING CONSULTANTS, INC.**  
SITE ENGINEERS & SURVEYORS  
6603 YORK ROAD • BALTIMORE, MARYLAND 21212

ERICH ENTERPRISES  
2700 E. 12TH AVE  
TAMPA, FLORIDA 33613  
MARYLAND 21244

STANLEY D. FINE, D.D., LL.D.,  
ERIC MANNING,  
JAMES H. HARRIS (Executive Director)

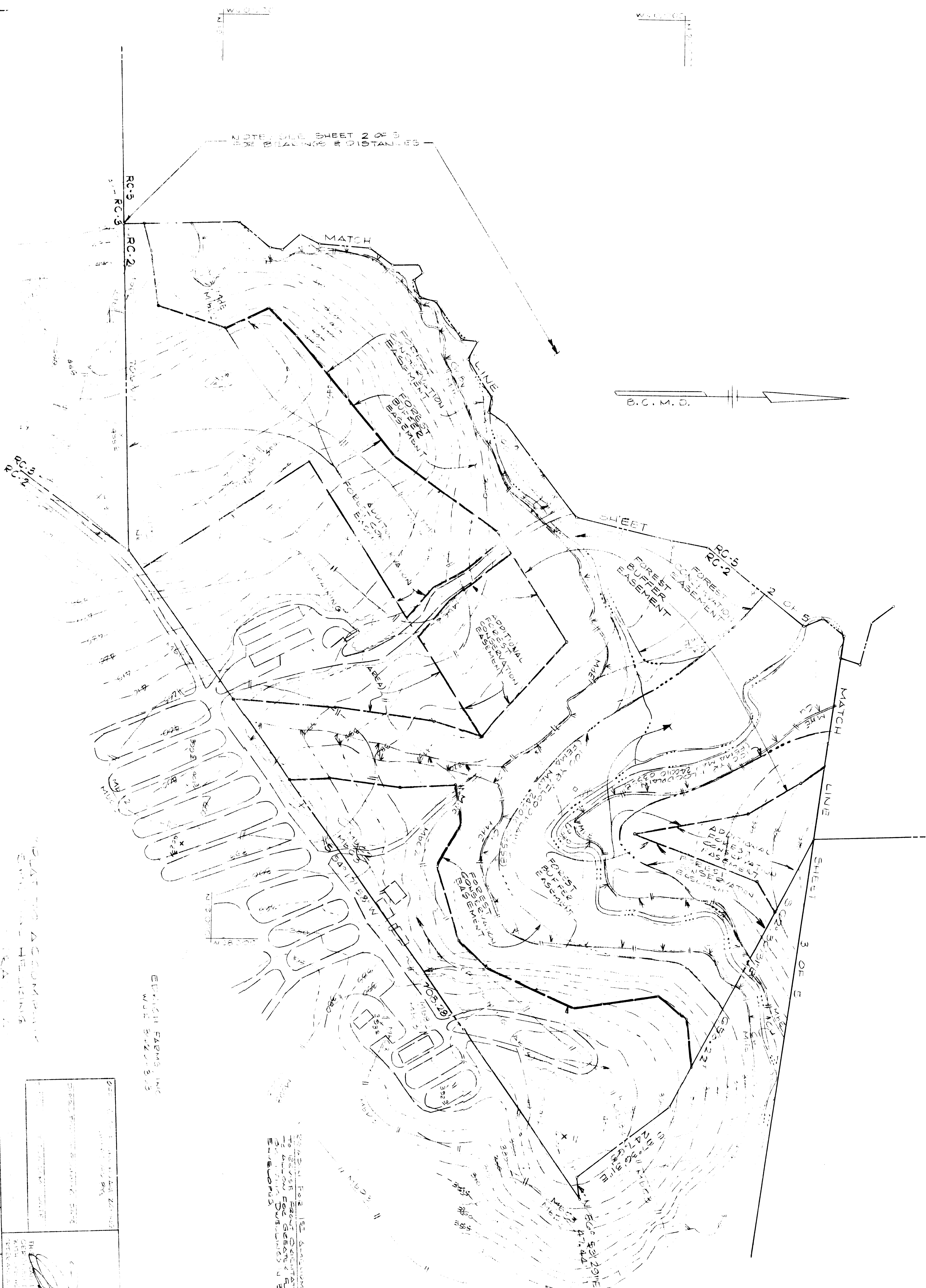
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EDUCATION

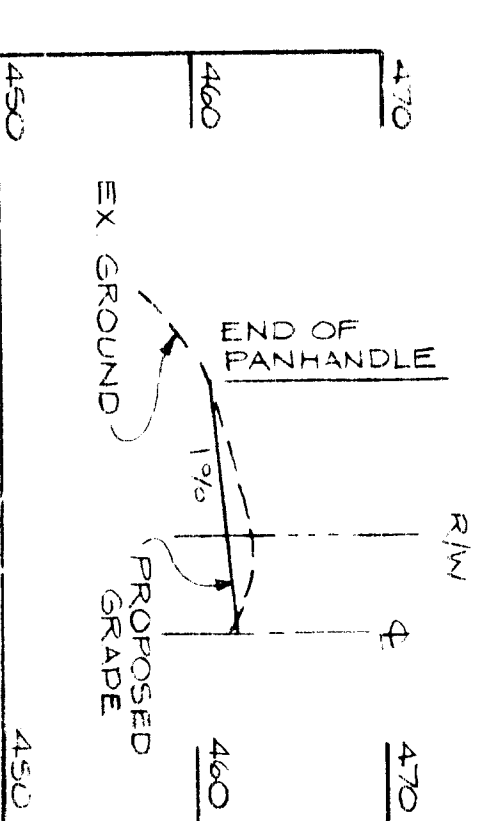
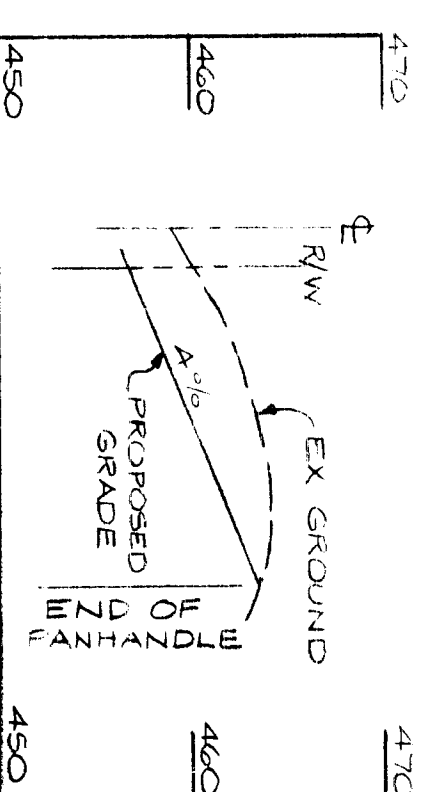
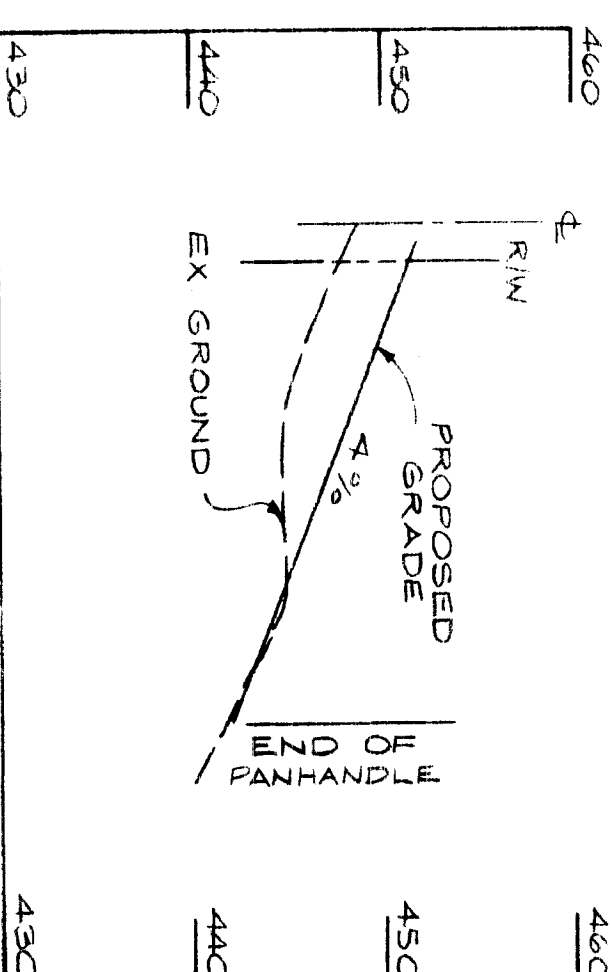
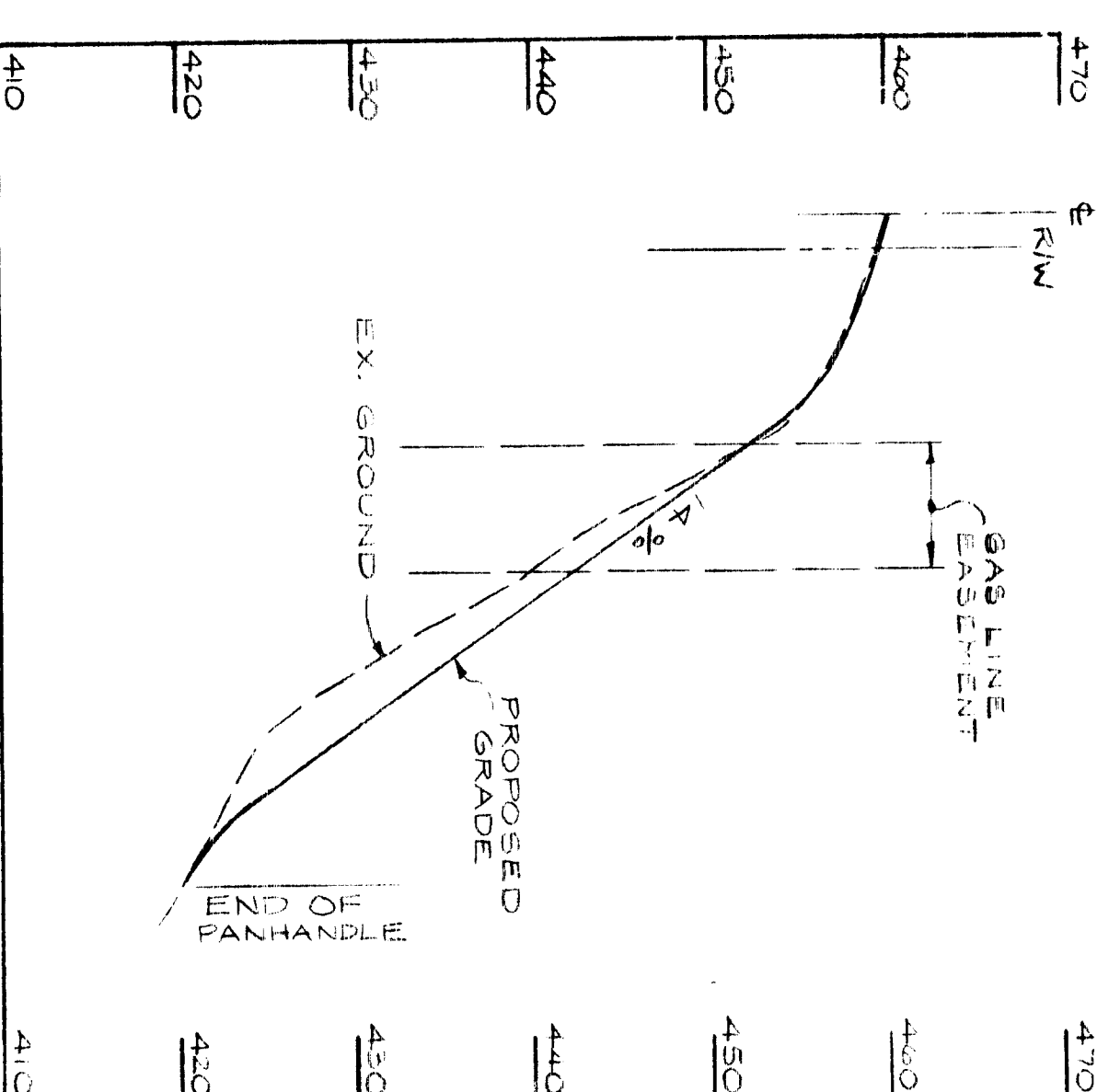
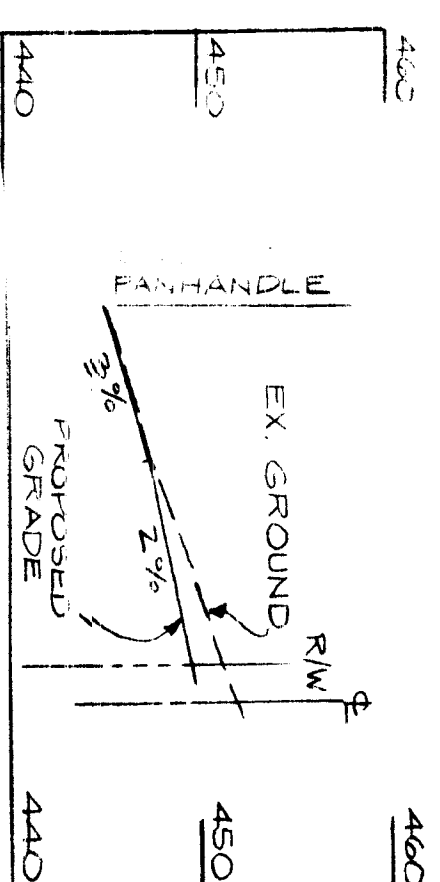
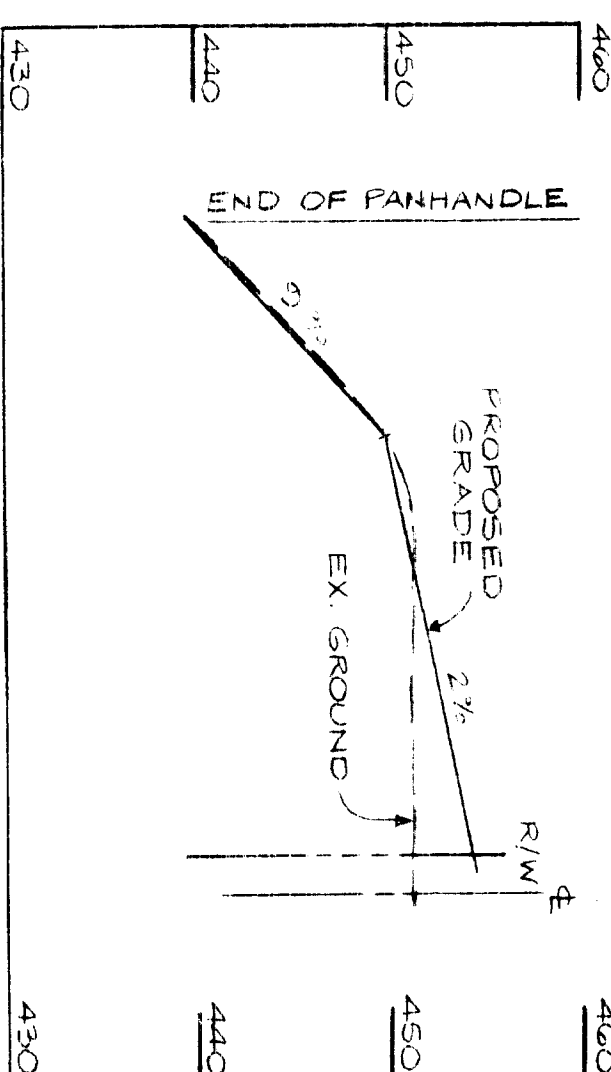
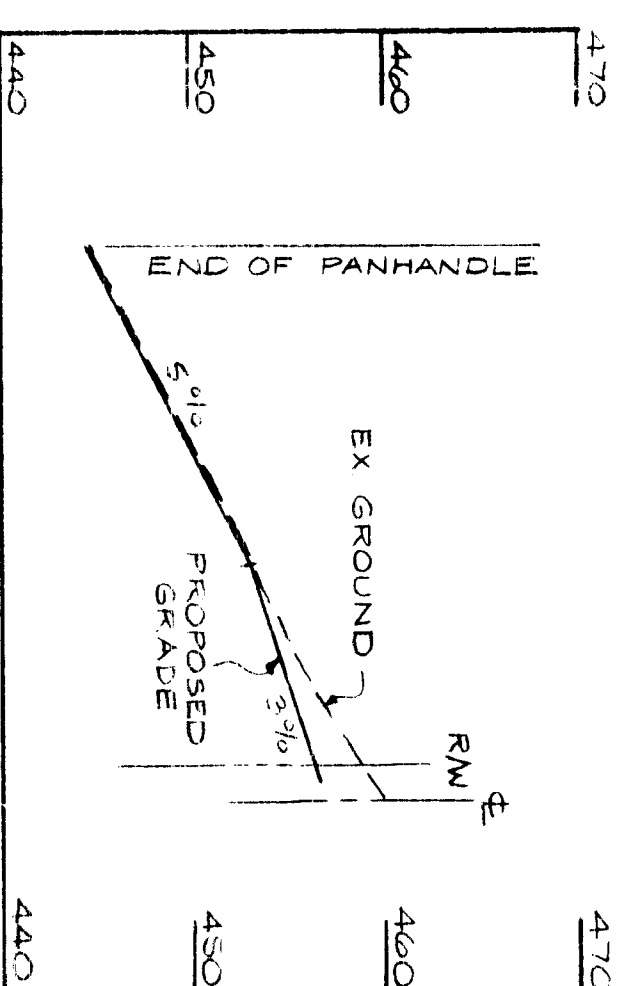
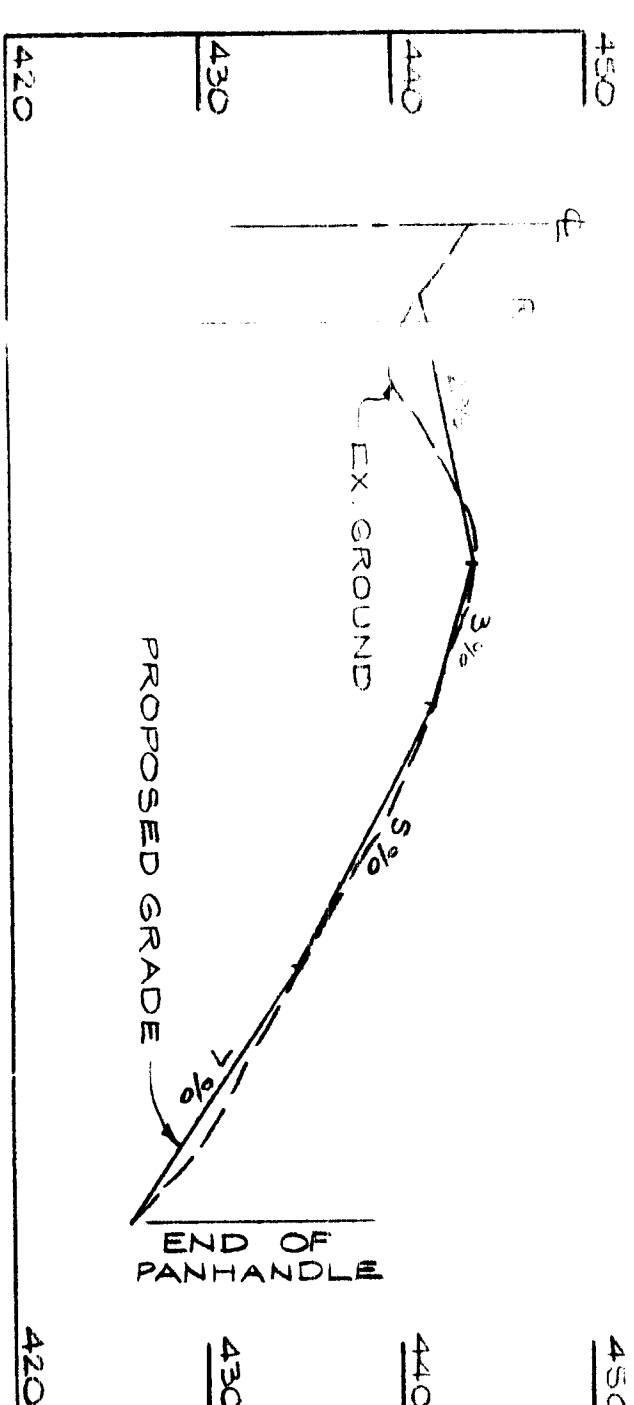
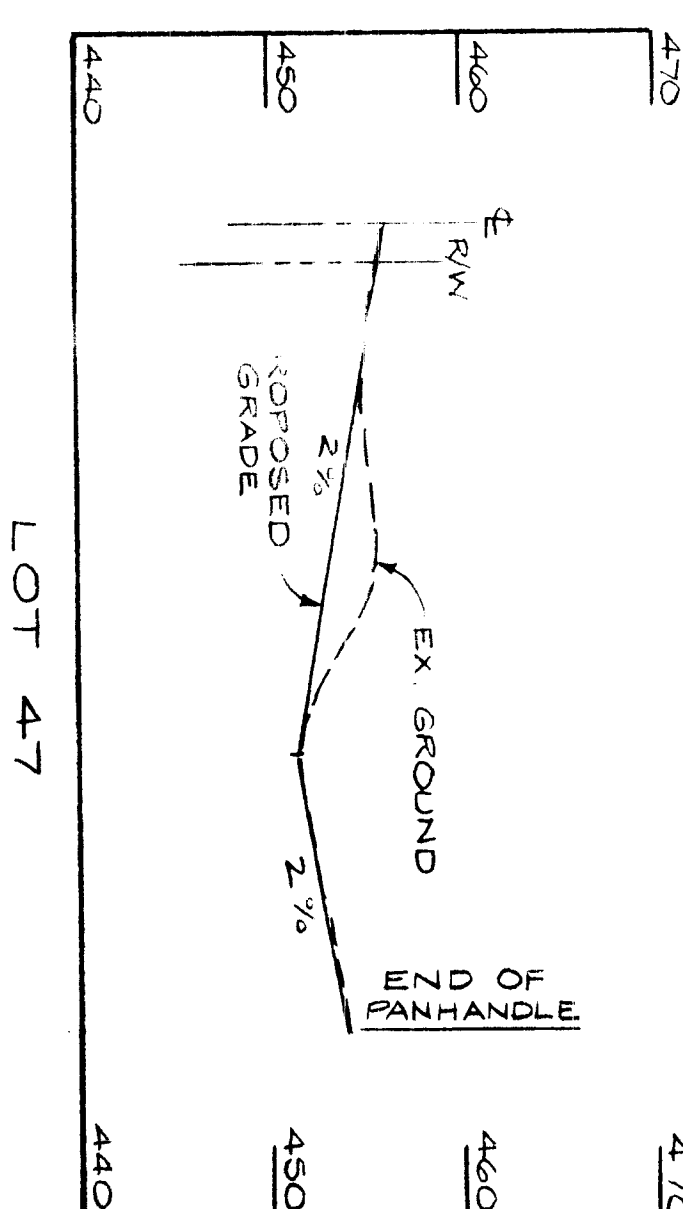
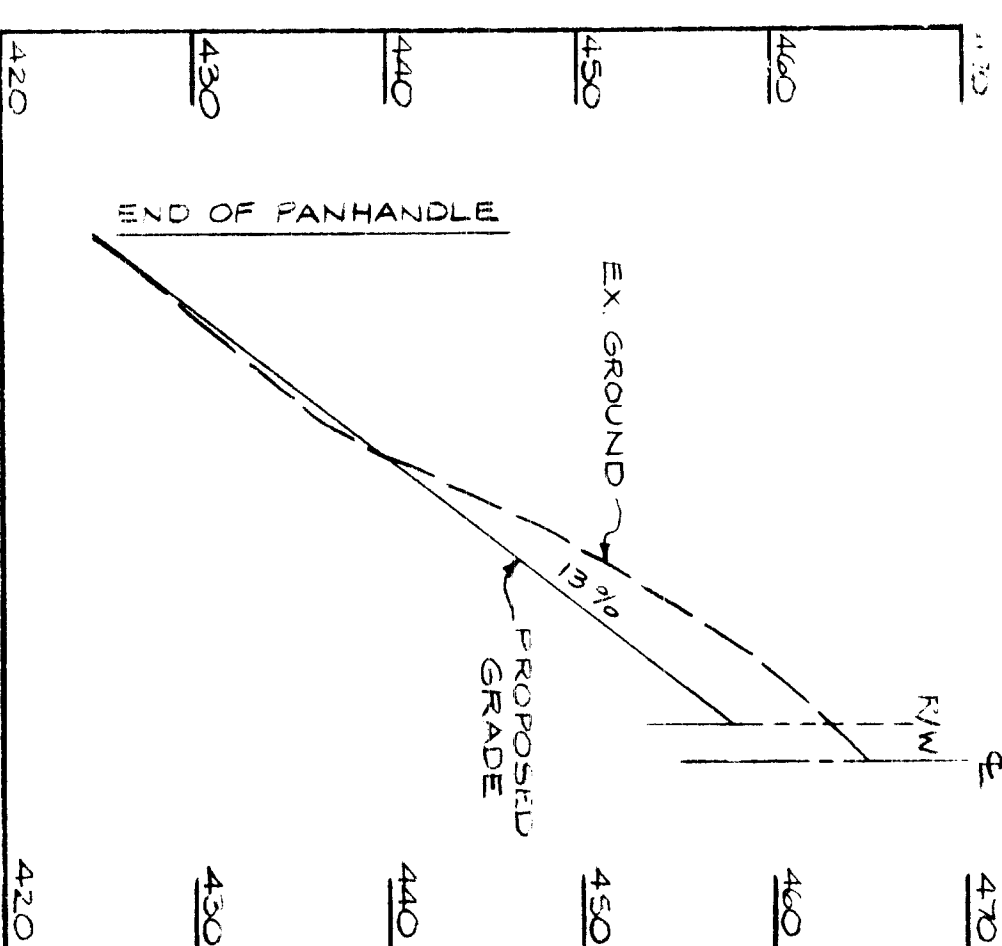
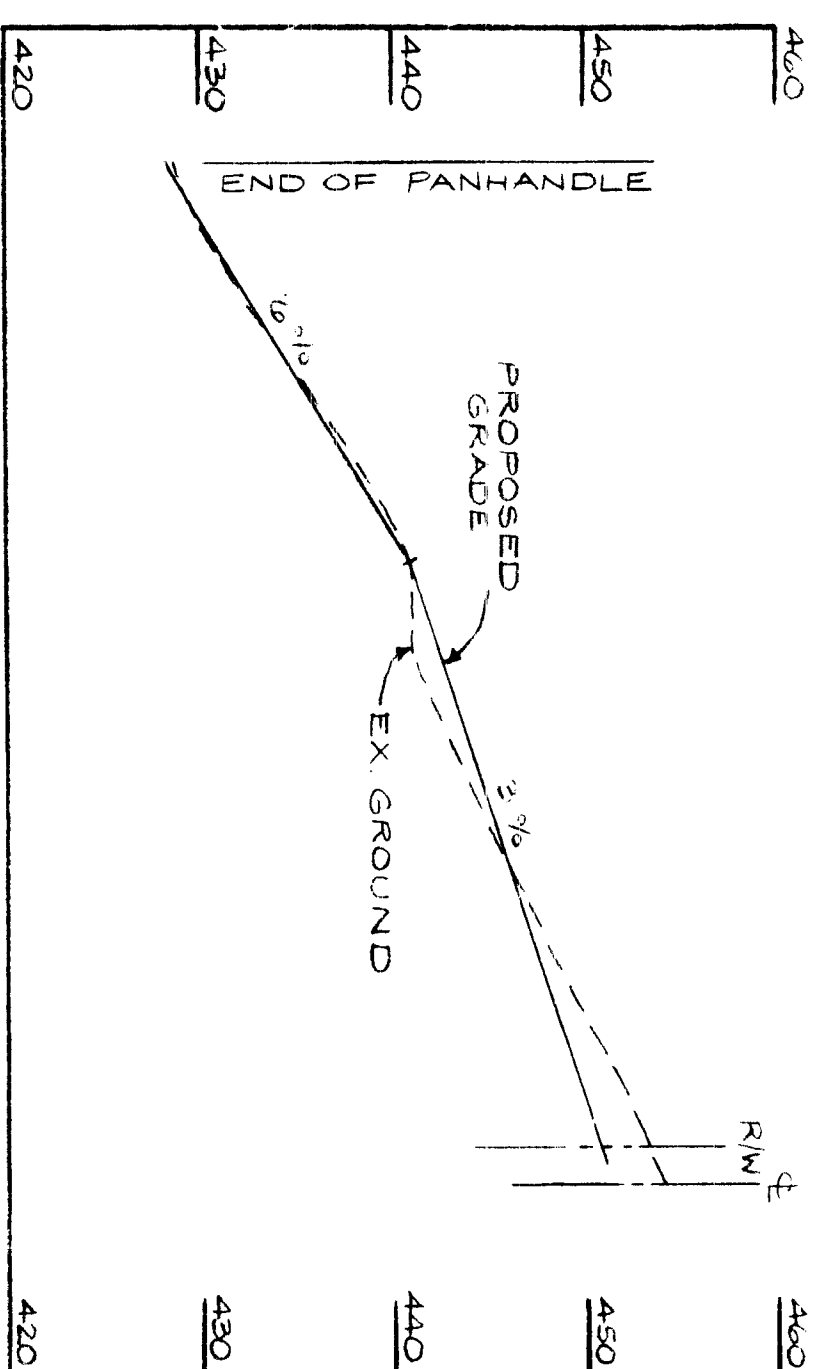
[illegible]

THE UNITED STATES DEPARTMENT OF JUSTICE  
WASHINGTON, D. C. 20535

TO BE USED FOR IDENTIFICATION AND  
LOCATION OF GREATER EXPANSION  
OF THE DEVELOPMENT IN BRITAIN  
IN EUROPE

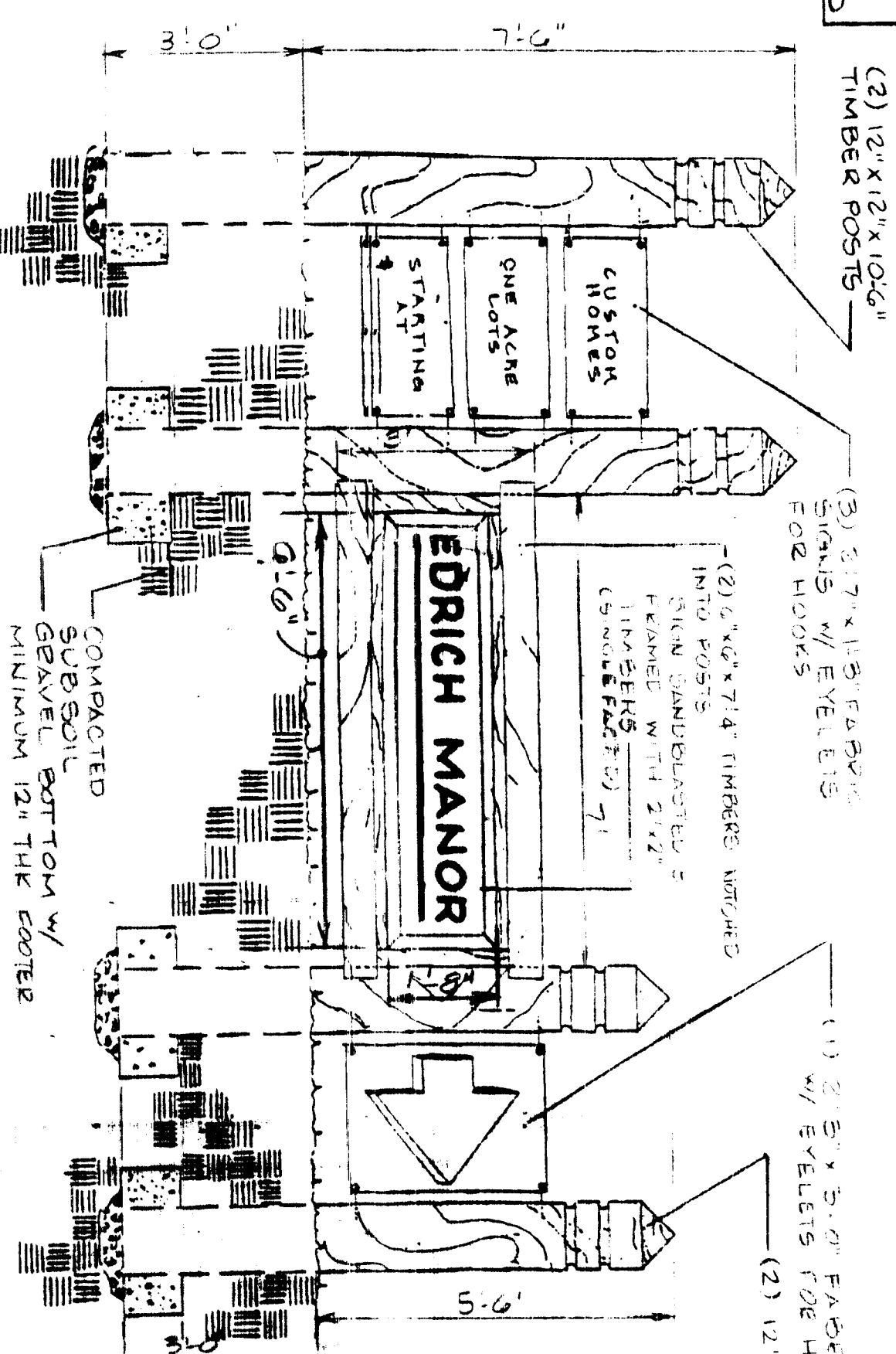
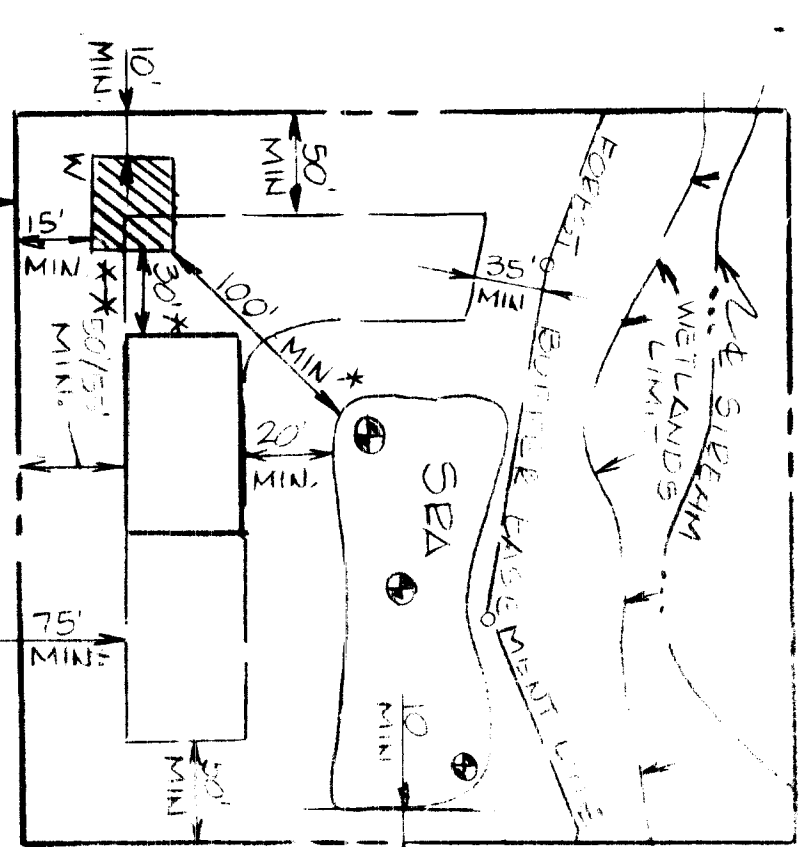
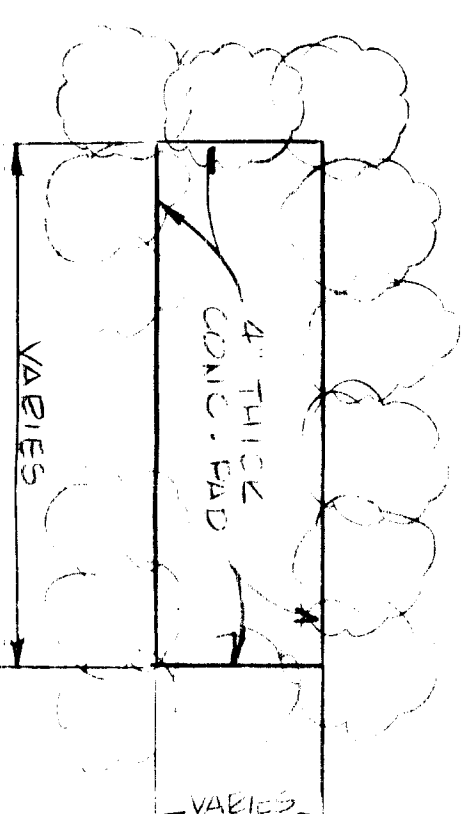
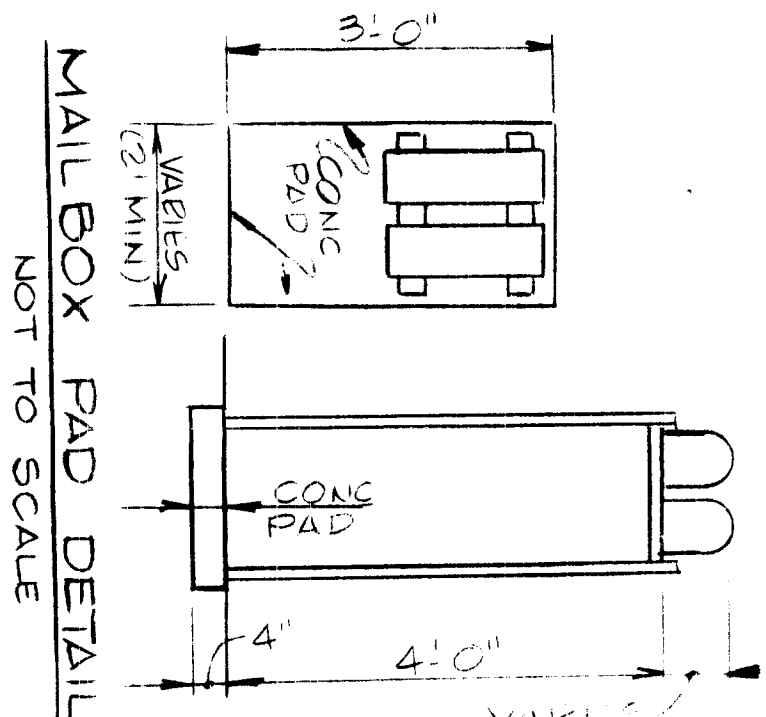






PANHANDLE PROFILES & DETAIL

SCALE: HOR. 1"=100'  
VERT. 1"=10'



ENTRANCE SIGN DETAIL  
NOT TO SCALE  
(APPENDIX 12.11.10)

REASON FOR 12' AMENDMENT  
TO REVISE SIGN ORIENTED TO ALLOW TO ALLOW  
FOR GREATER FLEXIBILITY IN ORIENTING DWELLINGS  
IN BUILDING ENVELOPES

"PLAT TO ACCOMPANY  
SPECIAL HEARING"

OFFICE OF PLANNING AND ZONING  
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DIRECTOR OF PLANNING DATE: \_\_\_\_\_  
DATE OF HEARING: \_\_\_\_\_

#92037-2

THIS PLAN IS SEALED AND  
CERTIFIED TO BE IN ACCORDANCE  
WITH THE HEARING OFFICER'S  
ORDER AND ALL AGENCY COMMENTS.

DATE: 11/13/14  
BY: [Signature]  
AC SHOWN: 5  
DATE: 9-14-94

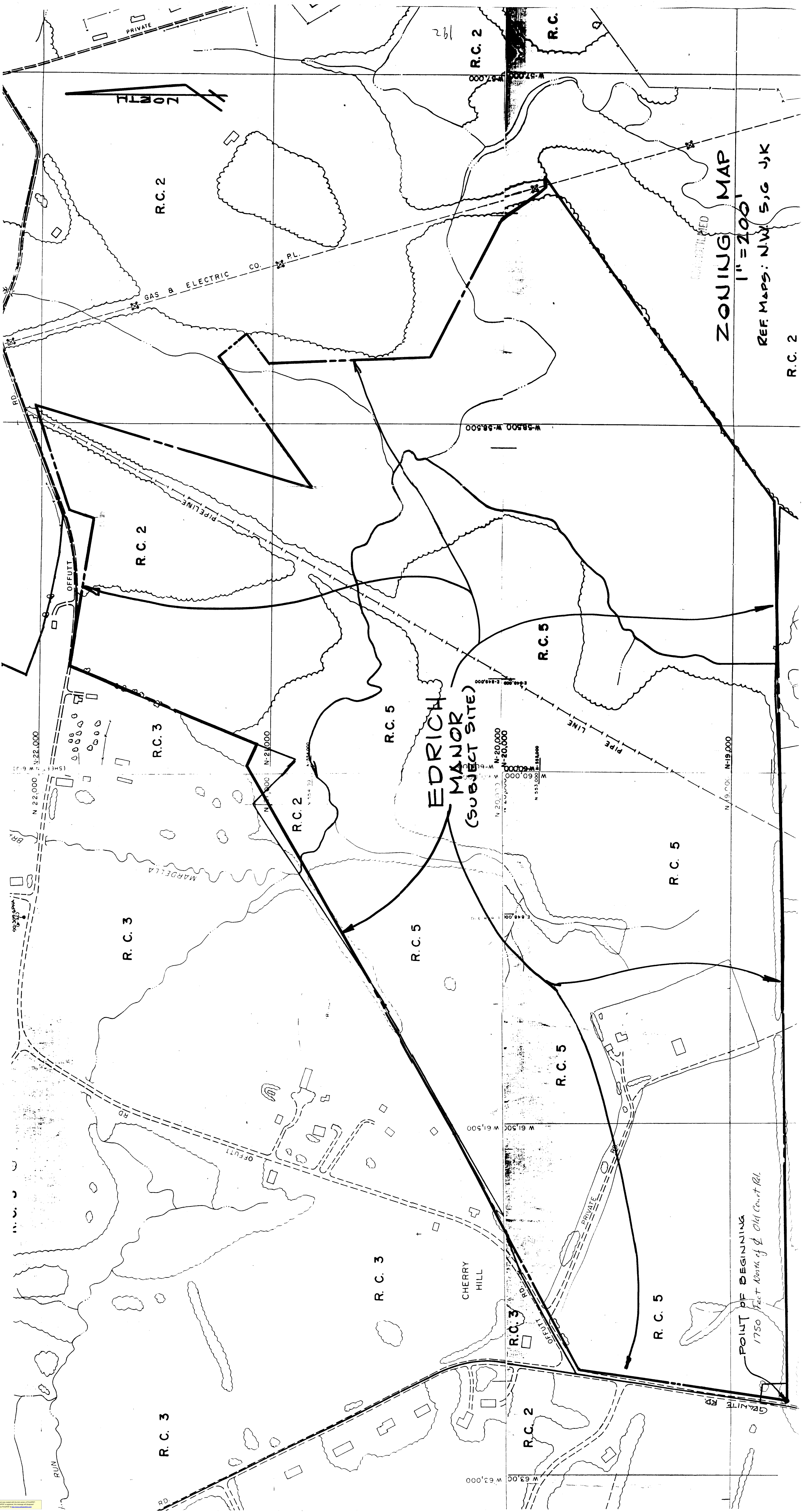
DEVELOPMENT ENGINEERING CONSULTANTS, INC.  
SITE ENGINEERS & SURVEYORS  
6603 YORK ROAD (410) 317-2600 BALTIMORE, MARYLAND 21212

OWNER / DEVELOPER  
EDRICH ENTERPRISES  
9700 OLD COURT ROAD  
BALTIMORE, MARYLAND 21244

1ST AMENDED FINAL DEVELOPMENT PLAN  
EDRICH MANOR  
BALTIMORE COUNTY, MD.

DATE: 11/13/14  
BY: [Signature]  
AC SHOWN: 5  
DATE: 9-14-94





ZONING MAP

1" = 200'  
REF. MAPS: NW 5, 6, J, K

R.C. 2

EDRICH  
MANOR  
(SUBJECT SITE)

POINT OF BEGINNING  
1750 Feet North of Old Court Rd.

R.C. 3

R.C. 2

R.C. 3

R.C. 3

R.C. 2

R.C. 3

R.C. 5

R.C. 5

R.C. 2

R.C. 3

R.C. 5

R.C. 5

R.C. 5

R.C. 5

ZONING MAP

1" = 200'

REF. MAPS: NW 5, 6, J, K

R.C. 2